

98 2256761

Recorded at the request of and mail to:

Boeing Realty Corp.

(Name)

4060 Lakewood Blvd., 6th Floor

(Address)

Long Beach, CA 90808-1700

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

9:21 AM DEC 11 1998

FEE \$22 E

DAF \$2

C-20 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
TO HOLD PROPERTY AS ONE PARCEL**

The undersigned hereby certify that we are the owners of real property located in the City of Los Angeles, State of California that is legally described (as follows) (on the attached exhibit(s) _____):

Lots 1 and 2 of Tract No. 52172-01, in the City of Los Angeles, County of Los Angeles, State of California, as shown on the attached Exhibit "A" and being a portion of the land described in Exhibit "B" attached hereto and made a part hereof. *See Exhibit "B" for Legal Description*

as recorded in Book _____, Page _____, Records of Los Angeles County.

This property is located at and is known by the following ADDRESS:

19503 South Normandie Avenue

We hereby agree and covenant with the City of Los Angeles that the above legally described real property shall be held as one parcel and no portion shall be sold separately.

This covenant and agreement is executed for the purpose of creating a single building site (XXX) until the street frontage required to make said Lot 1 a legal lot, has been provided _____ as regulated by Section 12.03 (and) See Exhibit "C" of the Los Angeles Municipal Code.

This covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrancers, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

FOR CARTOGRAPHER'S USE ONLYOwner's Name Boeing Realty Corporation

(Please type or print)

Signature of owner *[Signature]*(Sign)
(Print)Two Officers' Signatures
Required for Corporations *[Signature]*(Sign)
(Print)Name of Corporation Boeing Realty CorporationDated this 10th day of December 1998**SIGNATURES MUST BE NOTARIZED**

(STATE OF CALIFORNIA, COUNTY OF _____)

On _____ before me, _____, personally appeared _____, personally known to me (or proved to me the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

FOR DEPARTMENT USE ONLY:

MUST BE APPROVED BY Dept. of Building & Safety prior to recording

APPROVED BY *[Signature]*

(B & S B-31 Rev 7/06/94)

District Map 57B193 Branch Ofc LA

AFFIDAVIT NUMBER _____

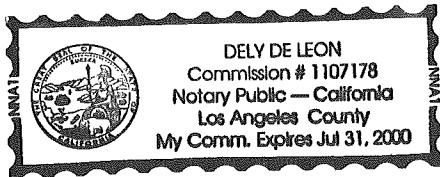
Entered on Map by _____ DATE _____

BOE-C6-0095445

State of California

County of Los Angeles

On December 10, 1998 before me, Dely De Leon, Notary Public, personally appeared Thomas J. Motherway personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal

Dely De Leon

Document: Covenant & Agreement to Hold Property as One Parcel

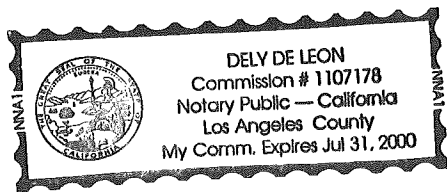
98 2256761

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State of California

County of Los Angeles

On December 10, 1998 before me, Dely De Leon, Notary Public, personally appeared Stephen J. Barker personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal



Dely De Leon

Document: Covenant and Agreement to Hold Property as One Parcel

98 2256761

TRACT 52172-01

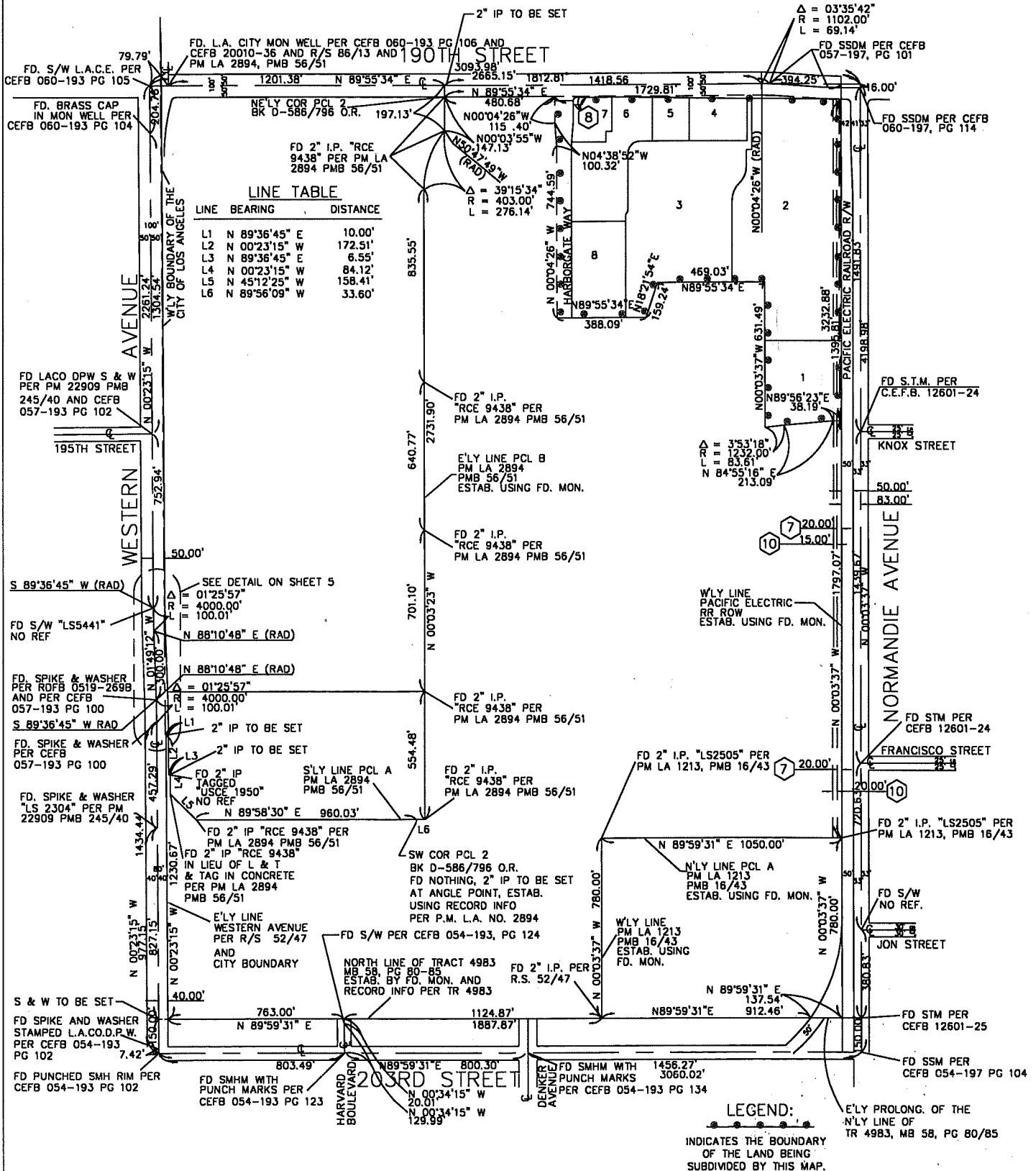


EXHIBIT "A"

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DESCRIPTION

1

PARCEL 1:

THAT PORTION OF RANCHO SAN PEDRO, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY ADJOINING NORMANDIE AVENUE ON THE WEST, DISTANT NORTHERLY 780 FEET MEASURED AT RIGHT ANGLES FROM THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LOT 9 IN BLOCK 72 OF TRACT NO. 4983, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58 PAGES 80, ET SEQ., OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY, AS DESCRIBED IN THAT CERTAIN DEED TO THE UNITED STATES OF AMERICA, RECORDED AS DOCUMENT NO. 1720 IN BOOK 40472 PAGE 23 OF OFFICIAL RECORDS, OF SAID LOS ANGELES COUNTY; THENCE WESTERLY ALONG THE LINE DESCRIBED IN PARCEL "A" OF SAID DEED RECORDED IN BOOK 40472 PAGE 23, OFFICIAL RECORDS, PARALLEL WITH THE NORTH LINE OF SAID LOT 9 AND ITS PROLONGATIONS, 1050 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 40 SECONDS EAST ALONG THE LINE DESCRIBED IN SAID PARCEL "A", 780 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 31 SECONDS WEST ALONG THE LINE DESCRIBED IN SAID PARCEL "A" 1887.60 FEET TO THE EASTERLY LINE OF WESTERN AVENUE, 80 FEET WIDE, AS SHOWN ON RIGHT-OF-WAY, FILED IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID LOS ANGELES COUNTY; THENCE NORTH 0 DEGREES 22 MINUTES 04 SECONDS WEST 1230.35 FEET ALONG SAID EASTERLY LINE OF WESTERN AVENUE TO THE SOUTHWESTERN TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN PARCEL NO. 1 OF THE QUITCLAIM DEED OF HARVEY ALUMINUM, INC., RECORDED IN BOOK D-586 PAGE 796, OFFICIAL RECORDS OF SAID LOS ANGELES COUNTY, HAVING A BEARING OF SOUTH 89 DEGREES 37 MINUTES 56 SECONDS WEST AND A DISTANCE OF 10.00 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS EAST 10.00 FEET; THENCE CONTINUING ALONG THE LINE DESCRIBED IN PARCEL NO. 1 OF SAID DEED, RECORDED IN BOOK D-586 PAGE 796 OF SAID OFFICIAL RECORDS, SOUTH 0 DEGREES 22 MINUTES 04 SECONDS EAST 172.51 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS EAST 6.55 FEET; THENCE SOUTH 0 DEGREES 22 MINUTES 04 SECONDS EAST 84.12 FEET; THENCE SOUTH 45 DEGREES 11 MINUTES 14 SECONDS EAST 158.41 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS EAST 960.03 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID QUITCLAIM DEED, RECORDED IN BOOK D-586 PAGE 796, OFFICIAL RECORDS; THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL NO. 2, 33.60 FEET; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL NO. 2, NORTH 0 DEGREES 02 MINUTES 12 SECONDS WEST 2731.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 403.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 15 MINUTES 34 SECONDS, A DISTANCE OF 276.14 FEET TO A POINT, A RADIAL THROUGH SAID POINT BEARS NORTH 50 DEGREES 56 MINUTES 38 SECONDS WEST; THENCE LEAVING SAID CURVE, NORTH 0 DEGREES 02 MINUTES 44 SECONDS WEST 161.13 FEET TO A POINT IN THE SOUTHERLY LINE OF 190TH STREET, 66 FEET WIDE, AS SHOWN IN BOOK 52 PAGE 47 OF RECORD OF SURVEYS OF SAID LOS ANGELES COUNTY, SAID POINT BEING THE NORTHEASTERLY CORNER OF PARCEL NO. 2 OF SAID QUITCLAIM DEED, RECORDED IN BOOK D-586 PAGE 796, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF 190TH STREET, NORTH 89 DEGREES 56 MINUTES 46 SECONDS EAST 1729.56 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID FIRST-MENTIONED 50-FOOT RIGHT-OF-WAY OF THE PACIFIC ELECTRIC RAILWAY COMPANY; THENCE ALONG SAID WESTERLY LINE OF SAID 50-FOOT RIGHT-OF-WAY, SOUTH 0 DEGREES 02 MINUTES 40 SECONDS EAST 3232.35 FEET TO THE POINT OF BEGINNING.

EXHIBIT 'B' 98 2256761

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

CITY PLANNING
COMMISSION
—
PETER M. WEIL
PRESIDENT
ROBERT L. SCOTT
VICE-PRESIDENT
MARNA SCHNABEL
NICHOLAS H. STONNINGTON
ANTHONY N.R. ZAMORA
—
COMMISSION
EXECUTIVE ASSISTANT
(213) 580-5234

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

EXECUTIVE OFFICES
16TH FLOOR

CON HOWE
DIRECTOR
(213) 580-1160
FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 580-1163
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 580-1165
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 580-1167
FAX: (213) 580-1176
INFORMATION
(213) 580-1172

Date: DEC 09 1998

328-0048

Boeing Realty Corporation
4060 Lakewood Boulevard, 6th Floor
Long Beach, CA 90808-1700

Tait & Associates, Inc.
1100 Town & County Road #1200
Orange, CA 92868

Re: Vesting Tract No. 52172
Council District No. 15

LETTER OF CLARIFICATION

On June 6, 1997, in accordance with provisions of Section 17.03 of the Los Angeles Municipal Code, the Advisory Agency conditionally approved Vesting Tentative Tract No. 52172, located at 1414 West 190th Street.

It has been discovered that Condition No. 8 needs clarification. Unit 1 of this tract may be permitted to record with Lot 1 having no legal frontage as long as it is tied to Lot 2 by covenant and agreement as follows:

That prior to recordation of Vesting Tentative Tract No. 52172 the subdivider shall record covenant and agreement that Lots 1 and 2 of the tract will be tied together as one lot and shall not be separated until Lot 1 provided with legal street frontage to the satisfaction of the Advisory Agency. At the time the map is recorded Lots 1 and 2 shall be tied by a covenant and agreement approved by the Advisory Agency.

All other conditions remain unchanged.

Sincerely,

Con Howe
Advisory Agency

DARRYL L. FISHER
Deputy Advisory Agency

DLF:DK:oss

a:52172cla

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
CITY HALL - 200 N. SPRING STREET, RM. 460S - (213) 485-7826
VAN NUYS - 6251 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 756-8596

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

EXHIBIT 'C'

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Recyclable and made from recycled waste.



BOE-C6-0095450